

Memorandum

Date: May 2, 2014

To: Urban Village Development Commission

CC: Dan Hayes, JR Hayes and Sons, LLC
Darren Peugh, Talus Management Services
Al Fure, Triad Associates
Ryan Kohlmann, Triad Associates

From: Lucy Sloman, DSD Land Development Manager
Dan Ervin, DSD Engineering Consultant
Mike Martin, DSD Associate Planner

Subject: Preliminary Plat – Talus Parcels 7-9
File No: PP14-00001

Attachment: 1. Excerpts from Staff Report and Briefing Response Memo (#1) regarding Walls

The following Briefing Response Memo is the second one issued associated with this preliminary plat. As an update to the Commission: the UVDC's recommendation was forwarded to the Council, recommending they approve the preliminary plat for Parcels 8 and 9. Parcel 7 was tabled and is returning to the UVDC on May 6 to continue the Public Hearing, following the separate Board and Commission training. Our goal is that the UVDC make a recommendation on Parcel 7 that evening so that it may rejoin the other parcels for Council consideration and decision all together.

As you may remember, a preliminary plat is a quasi-judicial matter — meaning a trial of sorts is held. During a quasi-judicial review, there are limited times when the UVDC (as the recommending body) and City Council (as decision maker) are allowed to communicate with the public, or even the other members of the UVDC or Council. (Those times are only when the public meeting or hearing is in session.) This is to ensure that the process is fair,

and that everyone is aware of all communication on which the decision is based. Some emails, which have been sent to the Council regarding this preliminary plat, are therefore being forward to you as part of this packet. This is because the UVDC holds the public hearing, so these emails can be included in the public record, and you can consider them in your deliberations in making a recommendation to the Council. In addition, if the public wishes to give additional testimony regarding Parcel 7 they have been asked to do so via email or letter to Staff before the public hearing on May 6 or at the continuation of the public hearing on May 6.

After reading the memo if there remain questions, concerns, or areas where additional information would be helpful, please contact me. We want to ensure that we have the opportunity to prepare as complete and thoughtful a presentation for you to use in making your decision on May 6.

The Applicant has proposed modifications to two Parcel 7 elements in response to the UVDC requests on April 15, 2014. These are contained in a separate memo in this packet. Staff recommendations in response to these modifications are:

1. Water Reservoirs and Western Buffer

Summary of Applicant proposed modification to the plat: Consolidate the two reservoirs (one pair of tanks is existing and adjacent to Parcel 8; the other pair of tanks is proposed with this plat and is adjacent to Parcel 7) into a single pair, adjacent to Parcel 7. Per AM04-012EV, one pair of tanks was allowed in the Western Buffer. The proposed modification reduces the impact by restoring the existing reservoir site and removing the access road from the buffer. See Dan Ervin's memo and the Applicant memo for maps and additional information.

Staff recommendation: Accept with conditions as part of the overall recommendation to City Council to approve the preliminary plat of Parcel 7.

New Condition (revised from Applicant proposal): Prior to acceptance of the second 916 tank and reservoir access road, the 752 reservoir and access road shall be removed from the 50 ft wide Westerly Buffer. Following removal of the reservoir and road, disturbed areas shall be restored with an appropriate native palette of groundcover, shrubs, and trees, including evergreens. The restoration plan shall be permitted and performance bond posted prior to Final Plat for either Parcels 7 or 8, whichever comes first. The landscape restoration work shall be completed (installed, inspected, and maintenance bond posted) prior to acceptance of the second new 916 tank (by Parcel 7).

New Condition (revised from Applicant proposal): The 916 reservoir access road shall be outside the 50 ft buffer. Walls or grading may occur within the buffer, but shall be

restored with an appropriate native palette of groundcover, shrubs, and trees, including evergreens as determined by the Designated Official. The tanks may remain within the Westerly Buffer as approximately shown in the Applicant's proposal of April 30, 2014. The reservoir site footprint shall be minimized while maintaining necessary functionality, as determined by the Designated Official.

Discussion: The Development Agreement refers to the buffer as a "...vegetative buffer..." not as a native growth buffer or as a native growth protection area. The Development Agreement does not imply that this area was intended to be left in its native condition, only that it be vegetated, potentially after development associated activities. A revegetation plan must be submitted with the Site Work permits that show any regrading in the buffer. Any revegetation must be compatible with the native vegetation and should provide a reasonable and seamless transition into the native plants to the west of the buffer. An existing condition ensures this:

Condition #14: The constructed walls that are proposed on the western project boundary must be designed to accommodate plantings without landscaping or irrigation restrictions. The intent is to revegetate immediately adjacent to the walls with deciduous, Douglas Fir, and cedar trees that can be allowed to grow to a full mature height. This will be reviewed with the Site Work Permit for walls and with the Landscape Permit.

2. Parcel 7 eastern wall

Summary of Applicant proposed modification to the plat: Reduce the eastern wall of Parcel 7 by approximately 10 ft so that its height is between 20 and 39 ft. See the Applicant memo for maps and additional information.

Staff recommendation: Accept with conditions as part of the overall recommendation to City Council to approve the preliminary plat of Parcel 7.

New Condition (revised from Applicant proposal): Revise the eastern wall design and height in Parcel 7 to be no more than 39 ft. This will be reviewed with permits which include the wall design.

3. Parcel 7's Road A

Summary of Applicant proposed modification to the plat: The applicant did not propose any changes to Road A.

Staff recommendation: Add the following condition as part of the overall recommendation to City Council to approve the preliminary plat of Parcel 7.

New Condition: The northern end of Road A will terminate as a driveway to the northernmost house (currently Lot 17). The right-of-way may extend to the northern property line, but no extension of Road A will occur until such time as the City Council

has made a decision that would support such extension. This will be reviewed with the Final Plat and with the Site Work permit which includes roads.

Discussion: At the April 15, 2014 Public Hearing the Commission heard from the public and had Staff draft a new condition to address the concern that the plat implied a predisposition toward annexing property north of Lot 17. The purpose of this condition is to clarify that there is no intent to predispose the Council's decision.

The following summarizes the topics raised in email communications received by the City since the April 15, 2014 public hearing.

1. Eastern wall of Parcel 7:

Based on Black Nugget Road wall (behind Fred Meyer), this and other walls will be expensive to maintain and replace. These walls create an unreasonable additional liability for the HOA.

Staff: *Black Nugget Road wall:* The wall on Black Nugget Road that is behind Home Depot and Fred Meyer was constructed several years ago when this area was in unincorporated King County, not within the City of Issaquah. Issaquah annexed this area after the wall was built. The existing wall was designed, reviewed, permitted, constructed, and inspected under King County jurisdiction. King County's design and review processes are different than Issaquah's processes and this wall, in this configuration, would not have been permitted in the City. The City uses processes and standards that would have prevented the problems extant in the walls and, as such, the problems associated with this wall will not be repeated in the City, including Talus.

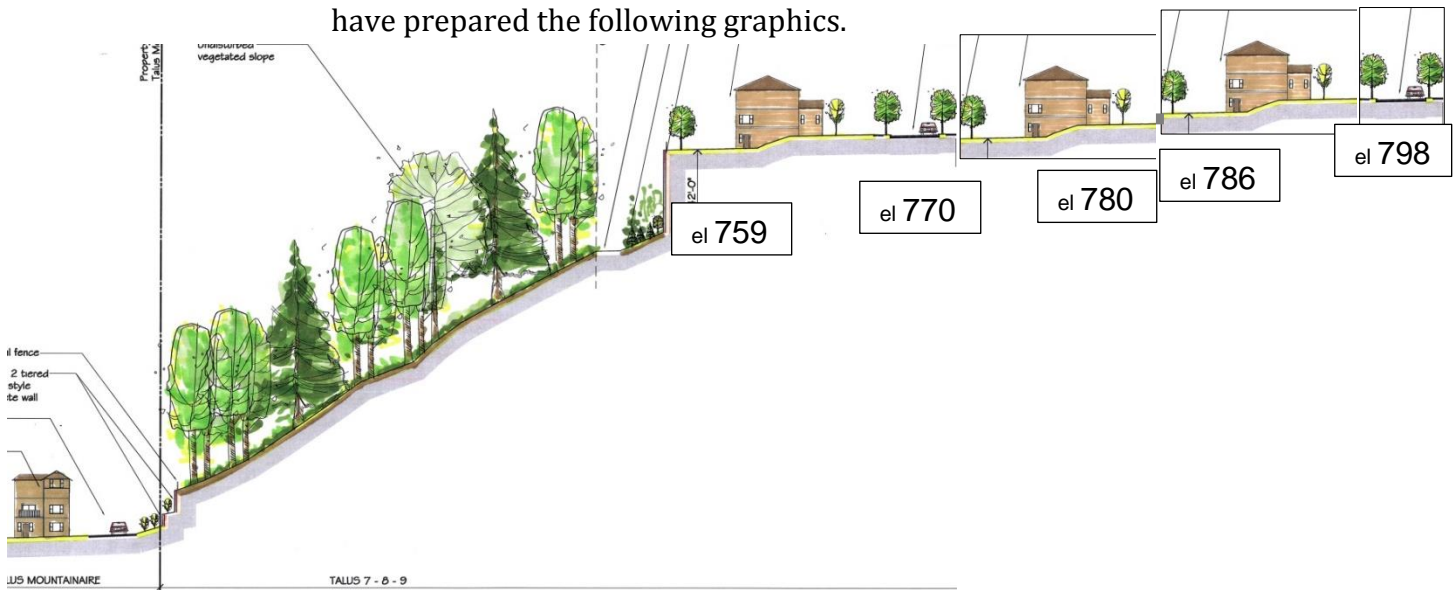
Maintenance and replacement costs, and the burden on the HOA: The height and design of this walls has been reduced in scale and is now consistent with other walls elsewhere in Talus. In addition, if the HOA discovers that some aspect of the walls in the plat in fact are more expensive to maintain than other walls in Talus, they may apply a surcharge to the residents benefitting from them, just as they can elsewhere in Talus.

Conclusion: No changes are recommended to the proposed approval conditions.

2. Proposed topography and walls in Parcel 7:

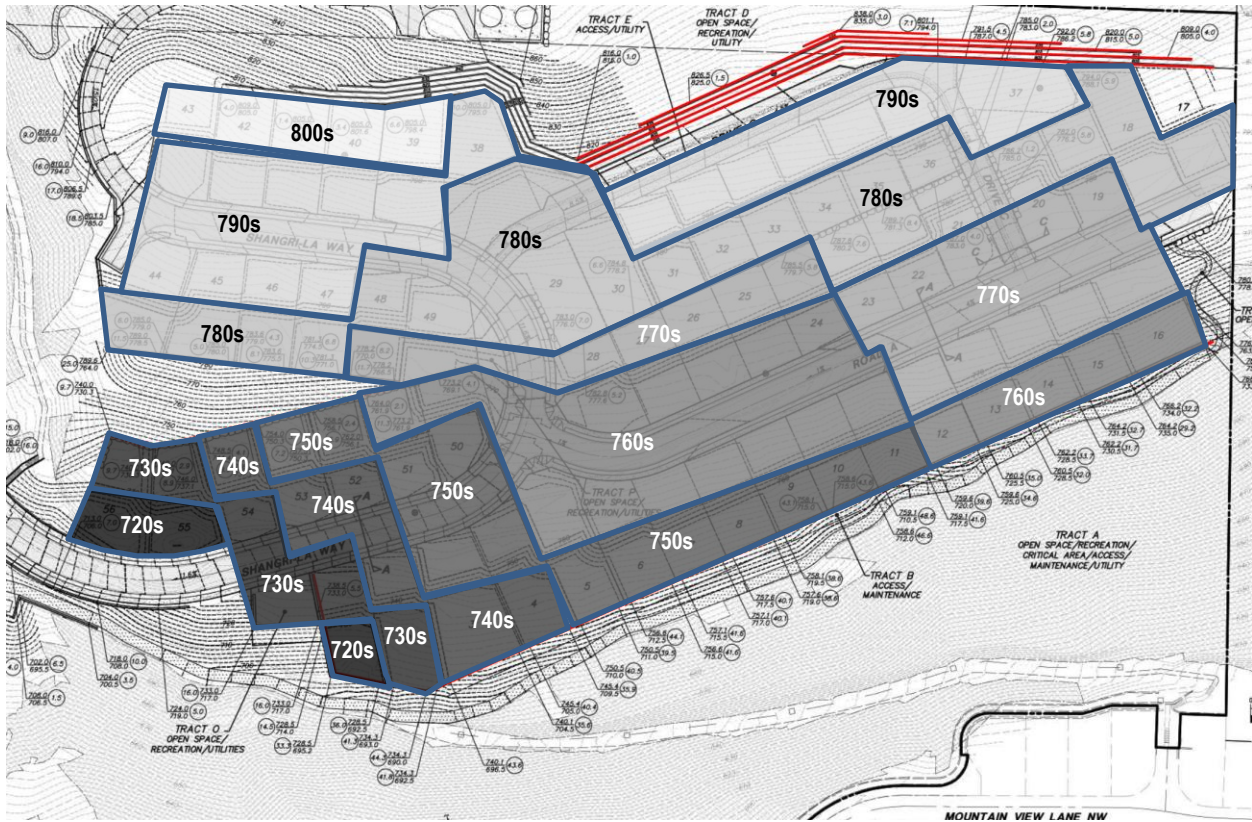
The site doesn't respond to the topography, the walls are too tall, this is inconsistent with the Development Agreement.

Staff: The walls have been discussed extensively in the Staff Report and the previous Briefing Response Memo. (See Attachment 1 to this second memo with excerpts regarding walls from the Staff Report and first Briefing Response Memo.) Staff continues to support that the proposed walls are consistent with the Development Agreement. To assist in understanding how Parcel 7 proposes to respond to the topography, Staff have prepared the following graphics.



The above schematic section illustrates how the lots in Parcel 7 step up the hill approximately 30 ft from the eastern wall to Drive C. [The 'cut' was made at approximately Lot 11 to Lot 33 – see section line below; 'el' = elevation.] Note the dimension of the eastern wall is from the original submittal, not as modified by the Applicant's current proposal.





The above schematic plan illustrates how the grading of lots in Parcel 7 step up the hill starting with a low point of elevation 720s as the main road enters the parcel, and winding up to elevation 800s near the reservoir. [Note: the number shown represents a 10 ft range, e.g. 720s means the elevation ranges from 720-729. Also, the base plan is from the original submittal by the applicant and does not represent proposed modifications presented in this Briefing Response Memo #2 or the Applicant's materials.]

Conclusion: No changes are recommended to the proposed approval conditions.

3. Roads:

There is only one road in and out of Talus and what happens in an emergency?

With regards to the plat: The roads are too narrow for emergency access or school buses. The dead-end roads also impact emergency access since they can't turnaround. And dead-end roads aren't consistent with the project. There isn't proper connection to the main road.

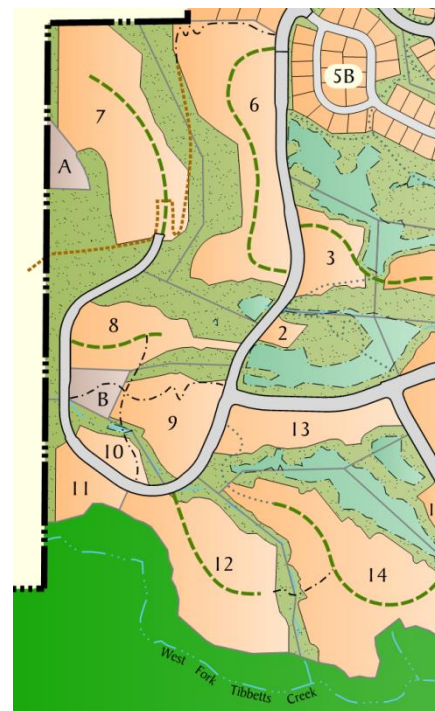
Staff: *One road in and out of Talus:* It is true that most of the time, Talus functions with one road in and out of the project, i.e. Talus Drive. The project was designed with awareness that due to the topography along SR 900 it was tricky to access the developable property west of SR900. Eastside Fire and Rescue (EF&R), Public Works Engineering, Issaquah Police Department, and others reviewed the overall plans with regards to this and other issues at the time the Development Agreement was adopted. This configuration was approved by all the reviewers. In the

case of a catastrophic event in which Talus Drive was damaged, there are a number of ways that both emergency services and residents could enter and leave the urban village, including James Bush Road which is currently only available to emergency services.

Road design and emergency access, school bus access: All the roads at Talus are designed and constructed to comply with adopted road standards. EF&R also reviewed the road standards during adoption of the Development Agreement. Included in the road standards are Fire Turnarounds which are required with a deadend road. Each deadend road in this plat includes a standard Fire Turnaround. They may not be apparent as we attempt to integrate them into the overall design in such a way that they don't stick out. With regards to school bus access: again the roads meet the adopted codes. The school district does not intend to access every road in a residential area. Each year they review and revise bus routes, and work with the City to establish appropriate routes for their needs.

Deadends roads: Deadend roads are generally avoided in urban villages; however, there are circumstances where it is difficult to not use them, such as at the Project edges and with steeper topography. This plat illustrates examples where it is difficult to completely avoid their use.

Connection to main road: The original plan included with the adoption of the Development Agreement showed schematically how all parcels would get road access. As you can see in the excerpt of this schematic map (right), the plat's proposed road access to Parcels 7, 8, and 9 is similar to that of the original schematic plan including the connection to Talus Drive (just north of Parcel 13).



Conclusion: No changes are recommended to the proposed approval conditions.

4. Traffic:

The traffic analysis is no longer valid. There's too much traffic in Talus already.

Staff: Traffic within the Talus Development is regulated by the Development Agreement which linked development entitlement to the roadway

network and specific levels of service (which can loosely be interpreted as allowable levels of congestion). In other words, development and traffic capacity are closely linked and coordinated based on regulations in the Development Agreement and the roadway network. The proposed development is consistent with the Development Agreement and the assumptions made about traffic and the roadway network.

Conclusion: No changes are recommended to the proposed approval conditions.

5. Density:

Parcel 7 is at the top of the density range and thus the proposal is inappropriate.

Staff: For residential uses at Talus, there are three density categories: Low, Medium, and High. Parcel 7 has always been assigned the Low density category. The Low density category requires a minimum density of 3 du/ac (dwelling units per acre) and allows a maximum density of 12 du/ac. Since the parcel contains 11.43 acres, this translates into an allowed range of 34 to 137 dwelling units. The proposal for Parcel 7 is for 56 lots, which is in the middle of the range. As long as the density is within the range, the density is acceptable; however, if the density conflicts with other provisions of the Development Agreement, the proposed density might have to be revisited. At this time, no conflicts have been identified.

Conclusion: No changes are recommended to the proposed approval conditions.

6. The development of these parcels will cause a huge scar:

Staff: The trees in Parcels 7, 8, and 9 were cut about 10 years ago. There will be very little additional tree cutting necessary to develop these parcels. And even if the Master Developer hadn't previously removed the trees, the Development Agreement protected about 460 acres of land, on which no trees can be removed unless they are determined to pose a hazard. (See next answer for where these acres are.) In exchange, the Master Developer was allowed to remove all the trees on the remaining developable property north of the West Fork of Tibbetts Creek, while protecting the identified critical areas. Parcels 7, 8, and 9 are developable land.

Conclusion: No changes are recommended to the proposed approval conditions.

7. With the development of these parcels, the Project won't preserve the required amount of open space:

Staff: The Development Agreement states in Section 5.0 of the Main Body: "The East Village Project will ... preserve **approximately** 73% of the original site as permanent open space." [Emphasis added.] The open space was composed of about 388 acres south of West Fork Tibbetts Creek and about 71 acres north of the creek. Section 5.2 the Development Agreement

allows that non-critical areas north of the creek could be developed, if through further study they were determined to not be critical areas. Thus north of the creek, the intent was to only protect critical areas and all other land could be developed. The 71 acres identified above was an estimate that might be revised with further study, therefore changing the final percentage of open space. This is why the word 'approximately' was used.

Conclusion: No changes are recommended to the proposed approval conditions.

8. There have been drainage issues associated with the Mountaineer and Aliante neighborhoods, which have resulted in slides. This is a concern for Parcel 7:

Staff: The drainage lines mentioned are not within this plat, and thus aren't under review with this permit. Also, this drainage technique is not proposed in the plat currently under review, and thus is not at issue with this permit.

Conclusion: No changes are recommended to the proposed approval conditions.

9. Move lots away from the Western buffer:

Staff: Homes may not be placed in the Western buffer. Homes in Parcel 10 have the same relationship to the Western buffer as these houses, and no problems have been reported. The County is asking for a buffer to the buffer.

Conclusion: No changes are recommended to the proposed approval conditions.

10. Provide signage prohibiting bicycles on Forest Path trails:

Staff: Trail signs would be addressed at construction. Construction Condition #59 would include this: Trails wayfinding signage shall be provided in order to assist users with trail orientation.

Conclusion: No changes are recommended to the proposed approval conditions.

11. Provide access easements to King County for use of the roads to the water towers:

Staff: The City will own the water towers and will have access to them, including access to the gates and sites. The City will have either dedicated easements and/or ownership of property. King County will need to contact the City to discuss access.

Conclusion: No changes are recommended to the proposed approval conditions.

12. Additional comments/concerns raised which are outside the scope of this plat:

- a. **Concerns regarding the annexation of areas and adding area to the Talus Urban Village**

Staff: Several members of the public have raised concerns regarding the annexation request for areas north and west of Talus. This is a legislative matter, which will come before the Planning Policy Committee (PPC) and Council later this year. If you would like to be a party-of-record concerning the annexation request, please contact Trish Heinonen at trishh@issaquahwa.gov or 425-837-3095. The City will let you know when there are meetings on this matter. Please note that decisions made with the preliminary plat of Parcels 7, 8, and 9, cannot and will not predispose the Council's decision on the annexation.

In addition, the annexation area is not identified as an Expansion Area of Talus, and so additional review and discussion at the Council would be required as this would be considered a Major Modification of the Development Agreement.

With each of these actions, the public will have opportunities to review and comment.

Conclusion: No changes are recommended to the proposed approval conditions.

b. Concerns regarding the design of homes

Staff: A plat subdivides land into the individual pieces of property that can be sold and developed. While the layout of those lots and parcels has implications for the character of an area, the actual design of the homes is not part of a plat review. That is a separate review that occurs with building permits. It is generally not in the City's purview.

Conclusion: No changes are recommended to the proposed approval conditions.

c. Concerns regarding the Master Developer, their choices, and actions outside the purview of this plat.

Staff: These concerns are best dealt directly with the Master Developer or through the HOA as they are not related to the plat.

Conclusion: No changes are recommended to the proposed approval conditions.

d. Underground the powerline north of Talus

Staff: This is outside the scope of this plat and is outside of Talus' project boundary. Residents could contact the power company to get further information.

Conclusion: No changes are recommended to the proposed approval conditions.

e. Misinformation provided by other such as real estate agents

Staff: The City regrets when prospective buyers receive incorrect information regarding the area in which they are buying. We

encourage buyers to contact the City directly, to confirm information they are given.

Conclusion: No changes are recommended to the proposed approval conditions.

f. View preservation regulations and removal of trees

Staff: The HOA has passed regulations and processes for removing trees that impact a homeowner's views. While the City looked at the regulations so they would not conflict with the Development Agreement, the City neither endorses nor opposes these regulations as they are a private matter between property owners. Any concerns with these private regulations and processes need to be addressed to the HOA. The City will continue to review proposed tree removals for compliance with the Development Agreement.

Conclusion: No changes are recommended to the proposed approval conditions.

g. Comprehensive plan for schools

Staff: Though the Issaquah School District (ISD) and City work together to keep each other informed of their needs, ISD is the primary planner of the facilities they need to meet population growth. In addition, with each home built, the school district receives an impact fee which ISD adjusts each year. The Development Agreement for Talus did not require a school site. Finally the City is working with ISD to identify potential sites, when and if the district requests our assistance.

Conclusion: No changes are recommended to the proposed approval conditions.

h. Allow Equestrian use on Forest Paths

Staff: A plat is not the process to change development standards. Furthermore, a Development Agreement is in effect for the Buildout period, and during that time standards etc... can't be changed without both parties, the Master Developer and the City, agreeing. At this time, the City does not wish to undertake this change. The County may of course continue to allow equestrian use on its trails.

Conclusion: No changes are recommended to the proposed approval conditions.

i. Consider changing Steep Slope Hazard development

Staff: With this development proposal, critical area studies were performed studying the steep slopes and the modifications that were proposed. These were double peer reviewed. Through this process, additional conditions and/or techniques can be identified. Though we cannot unilaterally change standards, the critical area study results in localized evaluation of the slopes and identification of site specific needs.

Conclusion: No changes are recommended to the proposed approval conditions.

Attachment 1: Excerpts from previous documents regarding walls

The following are excerpts from the March 25, 2014 Staff Report and April 10, 2014 Briefing Response Memo (#1). Note that these are direct excerpts which means that nothing has been revised to reflect the modifications the applicant has proposed with this May 2, 2014 Briefing Response Memo #2. For example, the text below still refers to wall heights up to 50 ft because at the time this text was written, that was the proposed wall height.

Staff Report Excerpt

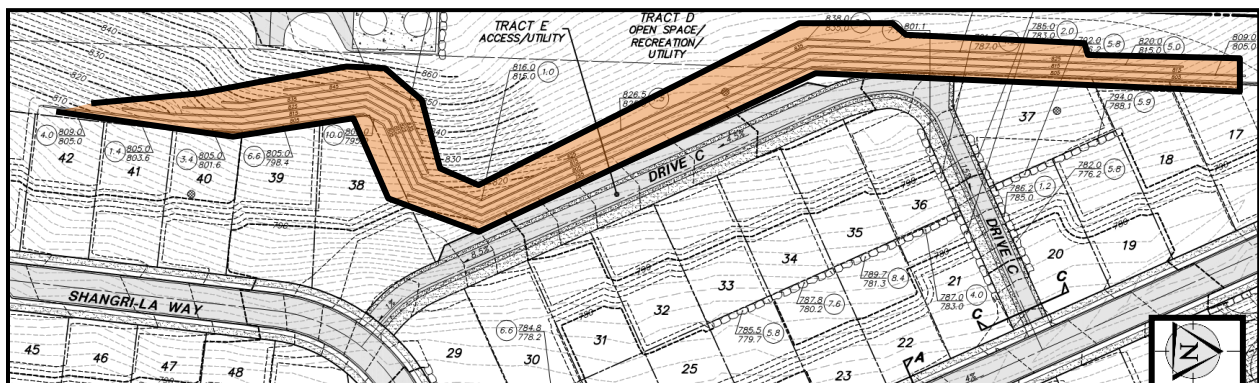
APPENDICIES A AND B: PLANNING GOALS AND URBAN DESIGN GUIDELINES

Walls

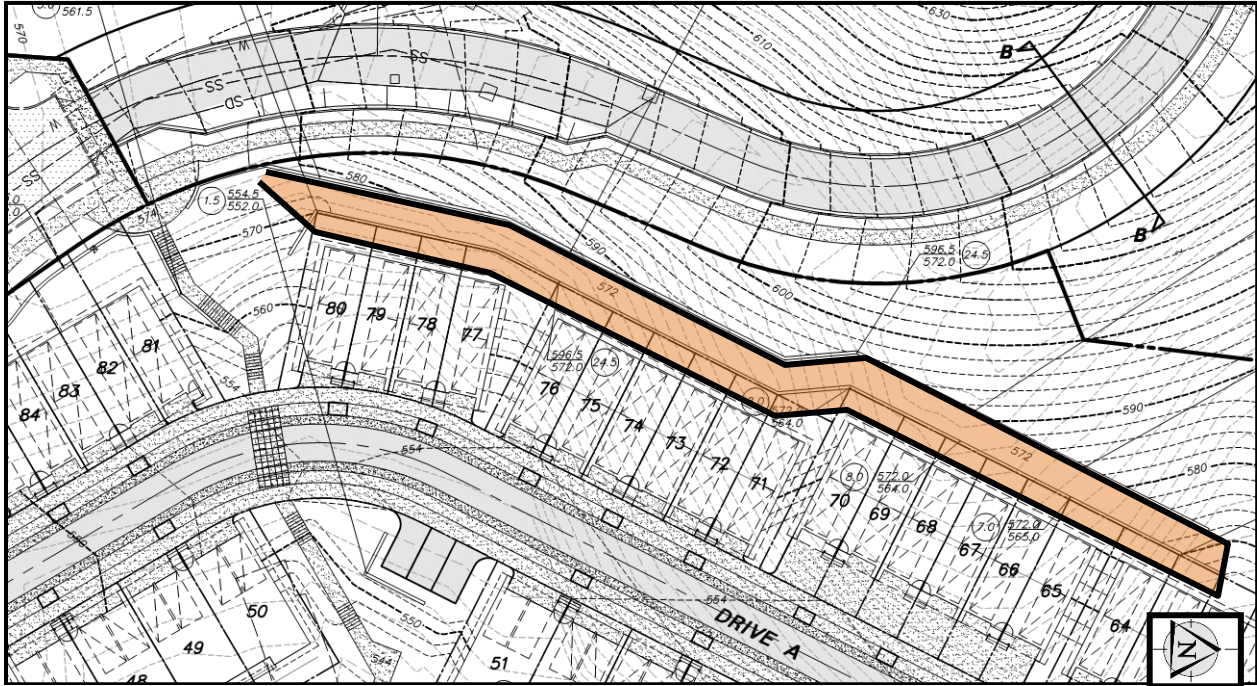
Site walls are an integral part of the design of a Mountain Village community. In the more mountainous parcels, homes nestle into hillsides and step up the topography, necessitating retaining walls to accommodate grade changes (see Sheets 6-8 of the submittal). To summarize the guidelines:

- Multiple, terraced low retaining walls should be used, and the proposed plat utilizes terraced walls in some areas such as the west side of Parcels 7 and 9.
- Low (4-10 ft), single walls are proposed in other areas such as the middle of Parcel 9 as well as the southern edge of the parcel, along Shangri-La Way; the southern edge of Parcel 8; and in the middle of Parcel 7.
- Tall walls are used frequently through this plat, for instance: 15-20 ft on the east and west sides of Parcel 9, paralleling Shangri-La Way; 10-25 ft along the north side of the Parcel 8 road and the west side of Shangri-La Way between Parcels 8 and 9; 10-25 ft along the south edge of Parcel 7 as well as 10-50 ft along the east side of Parcel 7.

In some cases these walls are tall but not located where people will be near them, i.e. they separate lots above the wall from natural open spaces areas below them. However in other cases the walls, especially the very tall ones, will be in close proximity to pedestrians, e.g. the trail along the bottom of the Parcel 7 east wall. The guidelines for walls say “When practical, terrace retaining walls to reduce bulk and to create planting areas.” Thus terraced walls shall be designed and spaced so that plantings, including trees, can be placed between them in order to provide visual relief, integrate them into the site, and reduce their visual bulk. **(Condition 7)**



Parcel 7's terraced walls

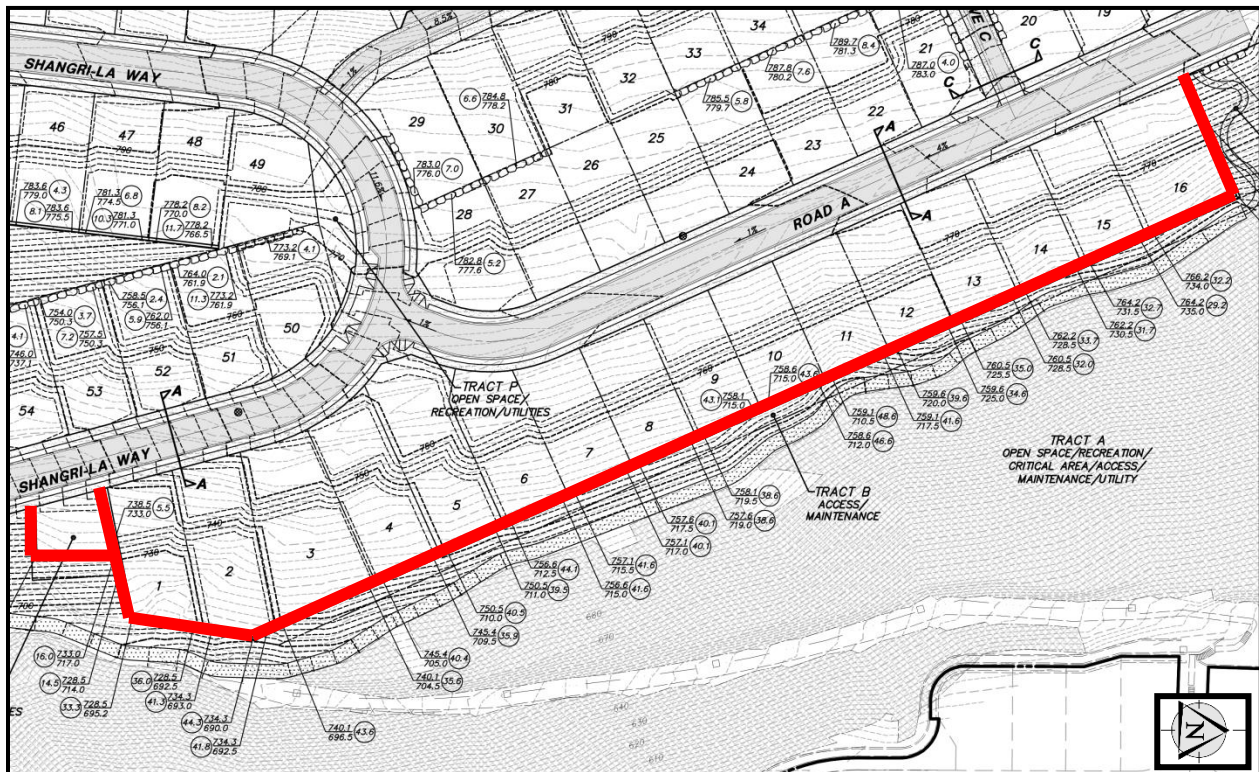


Parcel 9's terraced walls

However, in some circumstances, the reason the wall is so tall is that it's chasing the slope, and terracing wouldn't reduce the wall height, you would just have a series of very tall walls. The only way to reduce the height would be to separate the parcel into more than one building pad, which would be less efficient for lot layouts, but might reduce wall heights. That does not seem practical. The guidelines also say walls need to add visual interest to the neighborhood and where large and/or tall walls are present, articulate large expanses of walls to provide visual relief and reduce visual bulk and size. In addition, where large walls are used, landscape plantings and/or artwork are employed to soften the visual effect. Thus all the walls need to be designed in ways that make them visual interesting, the larger ones are articulated, landscape material is added to provide scale when a pedestrian is nearby. A trail is proposed at the base of the wall in Parcel 7. Landscaping should be provided between the wall and the trail in order to create pleasant environment and to reduce the presence of the wall for trail users.

(Condition 8).

Finally, the guidelines discuss walls as being constructed of keystone, stone, rockeries, and appropriate materials. Many types of walls appear to be indicated in the plans, some walls aren't specified, and other notes indicate some existing walls are being retained, e.g. the soldier pile wall along the eastern edge of Parcel 9. Soldier pile walls are not appropriate unless they are faced with an alternative surface and all walls need to be well integrated into the site, be consistent with the character of the parcel, and make sense all together (not a hodge-podge). *This will be verified with Construction Permit No. 23.*



Parcel 7's fill wall

Briefing Response Memo Excerpt

1. Walls:

Issues: Tall walls do not seem in line with the Talus Goals or Guidelines.

Who will maintain the walls?

Will the walls be able to hold up hill?

Walls should be built so that they are not climbable.

How will trees planted adjacent to walls affect wall integrity?

Tall and long walls do not seem in line with the Talus Goals or Guidelines.

Retaining walls are necessary in this parcel to create buildable pads for buildings and to create a viable public street network.

The walls have not been designed yet and that will occur after the Preliminary Plat is approved. Therefore, specific wall design details have not been provided, nor have they been approved. In general, the walls must be constructed so that they meet building code standards and are a suitable component of the foundation and stability of the adjacent buildings. In addition, the walls must be serviceable and replaceable and those elements would be defined and enabled in the Final Plat. **Condition 8** has been revised to clarify expectations.

Concerning tall, long walls, Appendix B (Urban Village Design Guidelines) of the Development Agreement recognizes that single walls will be used in cases where the terracing of walls isn't practical. Specifically, walls that range from 10' to 25' tall are proposed on the east and west sides of Parcel 9, along the north side of Parcel 8's road, and the west side of Shangri-La Way between Parcels 8 and 9 (see below). In addition, a wall that ranges from 10' to 50' is proposed along the

east side of Parcel 7. The Parcel 7 wall, the tallest and longest of those proposed, has been located in an area where the community and visual impacts are minimized. This wall is unlikely to be seen off-site (it is obscured by native growth trees to the east of the wall) and also unlikely to be seen within the developed areas of the project (unless one chooses to hike along the base of the wall).

In most cases, terracing of these walls wouldn't reduce their collective height and thus single walls are appropriate. In these locations the walls are installed on ground with a steep natural slope and the single wall creates flat and serviceable space behind the wall. Substituting a terraced wall in these locations would "chase" the natural grade up-hill which would result in a sequence of walls that are, at a minimum, the same height as a single wall and in some cases higher overall without usable or serviceable flat spaces between the walls. In other words, terraced walls are suitable for locations with abrupt changes in grade or more gentle grades but not in areas with a continually rising slope such as this area. Additionally, terraced walls would likely result in additional earthwork and grading (with a reduced developable area) and a larger environmental impact.

Who will maintain the walls?

The preliminary plat states that walls will be owned and maintained by the Talus Homeowners Association. The Homeowners Association must agree to accept the wall parcels however, and it is possible that an alternative ownership arrangement must be accommodated if the HOA elects to not accept the walls. Staff has recommended additional language within Preliminary Plat Condition #8 to clarify the fate and maintenance of the walls and wall tracts. This might include a sub-HOA composed of the owners affected by the walls (which would be established by the applicant during Final Plat processing) or a separate organization bound by an agreement that ensures maintenance, repair and replacement of the walls. This would also be established by the applicant during Final Plat and approved by the City. The rights and obligations of those properties affected by the walls will be clearly identified on property Title.

Walls should be built so they are not climbable.

Staff agrees and this requirement will be enforced during the wall design and approval.

Applicant: The applicant concurs with staff response.

In addition, the applicant would like to address several categories of concern, as follows:

ARE TALL WALLS IN ALIGNMENT WITH TALUS GOALS AND GUIDELINES?

The Mountain Village character of development results in parcels which are separated by open space areas. In a mountainous terrain this will require the use of walls to preserve open space areas while making efficient use of the land. "4.0 General Community Goals, Goal 1 excerpts; The Urban Village is defined by.. discernible edges, efficient utilization of land and accessible open space..." "Talus will be an urban village adapted to reflect the mountainous terrain of the site. The result will be an urban village with a mountain village character. Generally this means development that conforms to the topography of Cougar

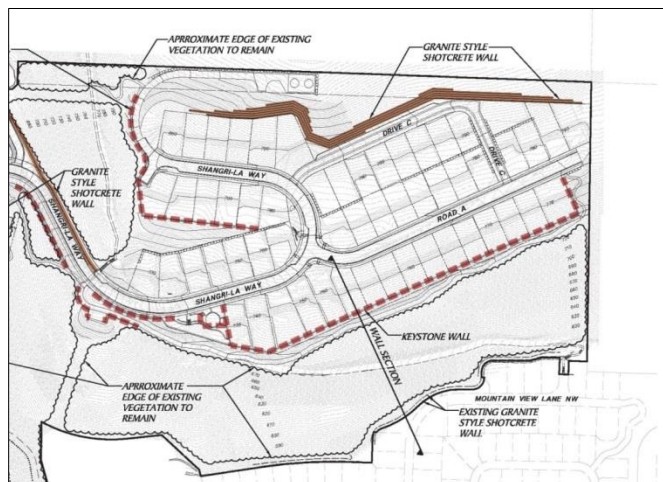
Mountain, provides large areas of open space, relates the built environment to this open space...”

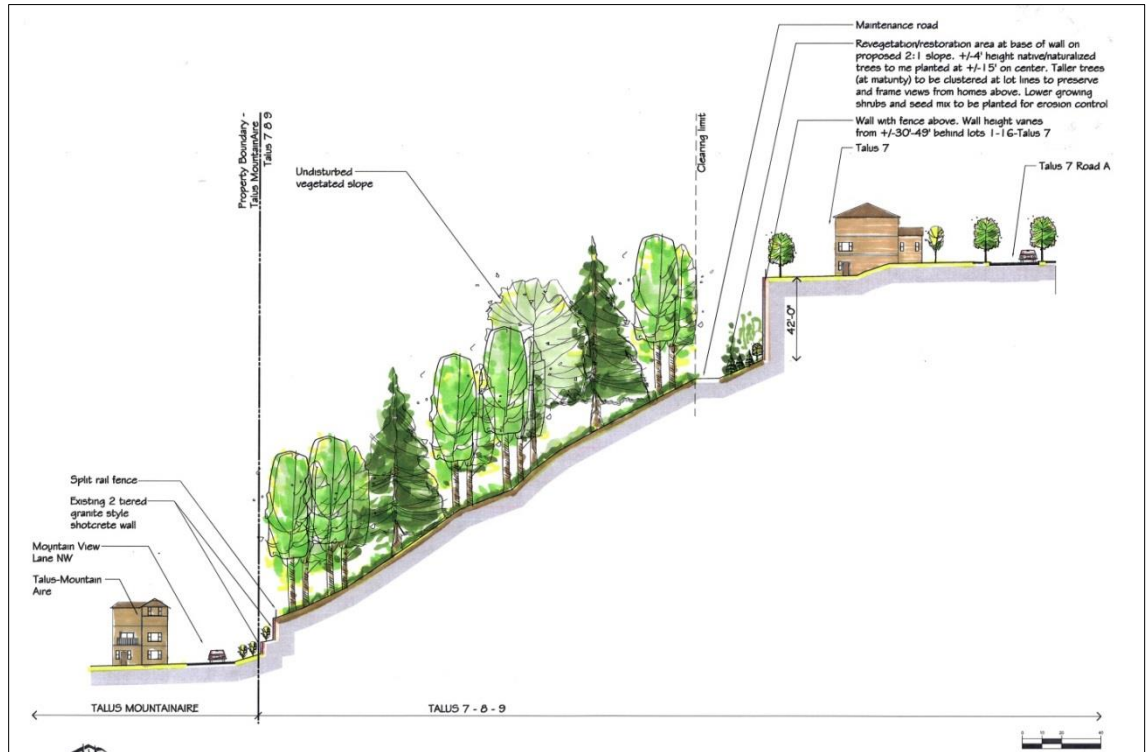
The clustering of development in parcels separated by open space areas distinguishes Talus from other Master Planned Communities in the area. Achieving urban densities without mass grading the majority of the site is a challenging aspect of developing to meet the Mountain Village character. As a result walls are a necessary component to achieve the density goals while preserving large areas of open space. But having open space in proximity to the development parcels is a key reflection of Goal 4: Preserve and protect the natural environment within East Village. Excerpts from Goal 4: “The natural environment is one of Talus’ greatest assets. Finding the balance between the preservation of natural open space and the development of a livable, self-sufficient community is a challenge. This challenge has been met at Talus by dedicating approximately 73 percent of the land as open space including an approximately 388 acre Native Growth Protection Area (NGPA) south of West Fort Tibbetts Creek and approximately 71 acres of open space generally located between development parcels.”

With such limited land remaining, walls are seen throughout Talus as a necessary part of achieving this balance.

WALL DESIGN CONSIDERATIONS – VISUAL IMPRESSIONS AND SCREENING

The tall fill wall along the east edge of Parcel 7 will be screened by the existing open space area as depicted in the section shown below. As shown in the section, the open space will screen the wall from near or far viewpoints. In addition, it will be screened by new plantings at its base to soften its appearance for hikers moving along the new trail. The location of the section is shown in the first image. The to-scale cross section is shown in the second image. The homes in the Mountaineer Neighborhood are set down below an existing wall as shown in the section. The landscape screen referenced in the proposed condition is shown at the base of the wall.





A similar wall with a similar open space can be seen along SR 900 just north of the Talus entrance as depicted in the following photo (left). The second image is of a similar wall with screen plantings at the base. The wall in the image is approximately 25 feet tall (right)



The following photo shows the open space buffer which will remain as viewed across the Mountainaire neighborhood as viewed from Shangri-La Way.



Cut walls shown in the proposed plan will be designed as top/down soil nail walls as described in Ted Schepper's presentation at the UVDC workshop. These walls will be finished to resemble a natural stone face as depicted in the following photo from the Mountaineer neighborhood:



WALL DESIGN CONSIDERATIONS – STRUCTURAL DESIGN

MSE walls and Soil Nail walls have become a mainstay of the construction industry over the last two decades. Many examples of 20 to 50 foot MSE fill walls can be found in Talus, Issaquah Highlands and throughout the Eastside. A 70 foot MSE wall was constructed as a part of the "s curve" reconstruction of I-405 in Renton. Soil nail walls are routinely used for creating stable cut faces in permanent shoring of high rise construction and in earthwork cut situations similar to the situation in this project. There are a number of examples within Talus of this type of wall (Mountaineer and Rose Crest) and is the same wall used by WSDOT in

its last phase of improvements to SR 900 between Newport Way and the Talus entrance.

The proposed wall design involves tried and true design and construction practices and will be reviewed by Professional Engineers experienced in wall design during the utility permit design and approval phase.

WALL DESIGN CONSIDERATIONS – A FEW ADDITIONAL THOUGHTS

- Tall walls form an effective separation from development and wildlife in adjoining open space areas.
- Trails at the base of walls elsewhere in Talus form a valued separation of the public and private spaces. Residents interviewed have preferred trails that cannot be seen from their rear yard or restrict views from the trail into the rear yard.
- Building a single system is a more simple approach and the design considers the height.